# \$329,900 - 45 Ventura Street, Spruce Grove

MLS® #E4428227

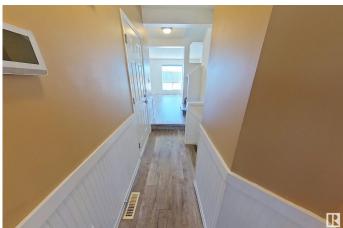
#### \$329,900

4 Bedroom, 2.50 Bathroom, 1,234 sqft Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Prime Spruce Grove Location Tucked away in the vibrant neighbourhood of Spruce Village, this home blends comfort and convenience just steps from parks, schools, and everyday shopping. Step inside to discover updated interiors with contemporary vinyl plank flooring and crisp, modern paint tones on both the main and upper levels. The bright, airy layout creates a seamless flow from the kitchen to the living and dining areas. A peninsula-style counter offers additional prep space in the kitchen, which includes a selection of newer appliances. The living room invites you to unwind beside the warmth of a gas fireplace, while the dining area leads to a west-facing deck â€" perfect for afternoon lounging or evening BBQs. Upstairs offers three generous bedrooms, with the primary retreat boasting its own private 3-piece ensuite. The basement adds flexibility with a fourth bedroom and a spacious laundry area, offering potential for future development. Pictures where taken before current tenants moved in.







Built in 2004

#### **Essential Information**

MLS® #	E4428227
Price	\$329,900
Bedrooms	4

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,234
Acres	0.00
Year Built	2004
Туре	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

# **Community Information**

Address	45 Ventura Street
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4P6

## Amenities

Amenities	Off Street Parking, Deck
Parking Spaces	3
Parking	Single Garage Attached

## Interior

Interior Features	ensuite bathroom		
Appliances	Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer		
Heating	Forced Air-1, Natural Gas		
Stories	2		
Has Basement	Yes		
Basement	Full, Partially Finished		

## Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public
	Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date ListedMarch 28th, 2025Days on Market7ZoningZone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 11:32am MDT